

Clearview Acres

Section 1

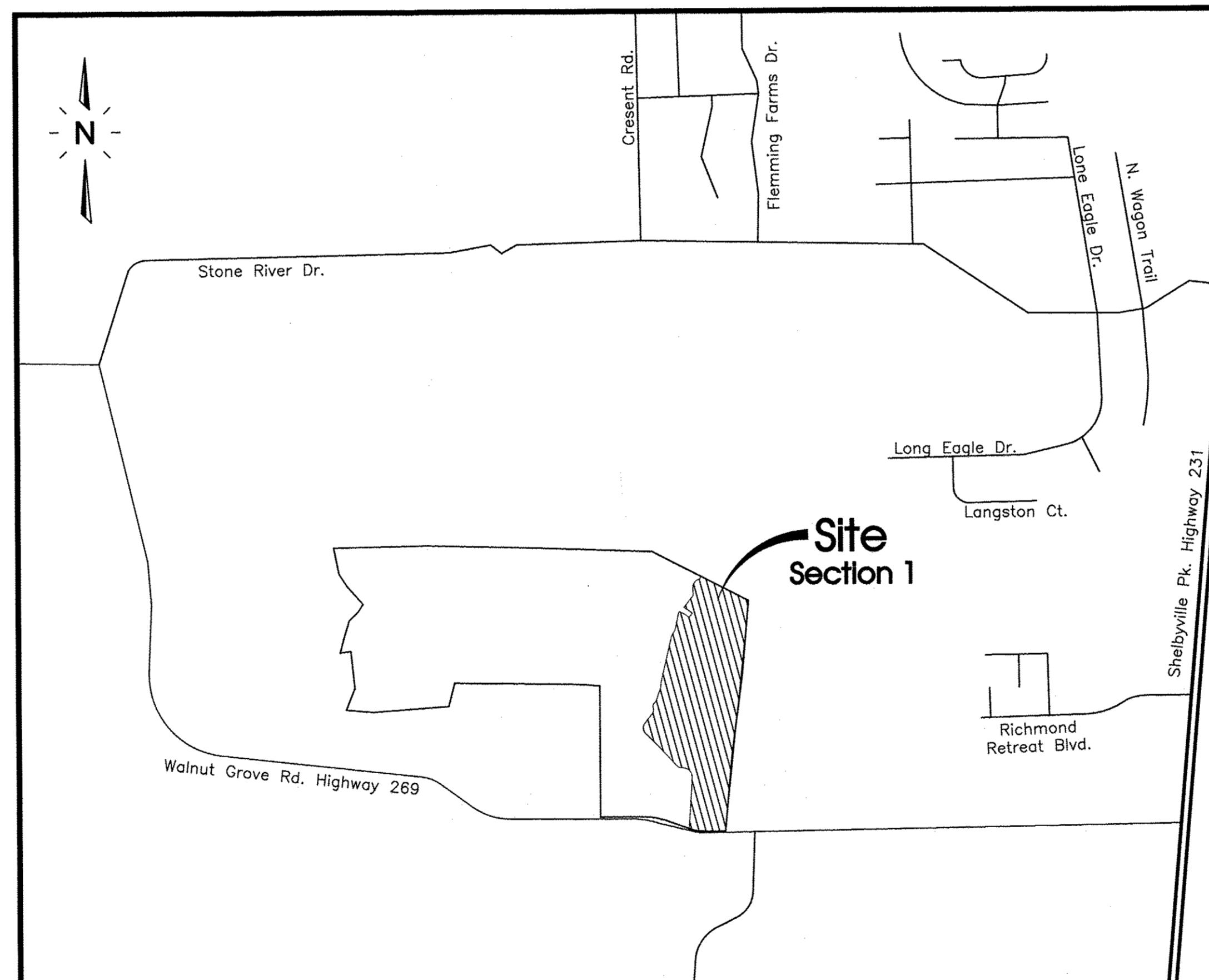
Rutherford County, Tennessee

S.O.P. No. 16018

Preliminary Plan and Construction Drawings

Drawing Index

Sheet No.	Title
1	Cover Sheet
2	General Notes
3	Master Plan
4-6	Preliminary Plan
7	Existing Conditions and Initial EPSC Plan
8	Intermediate EPSC Plan
9-11	Grading and Final EPSC Plan
12-13	Road Profiles
14-15	Details

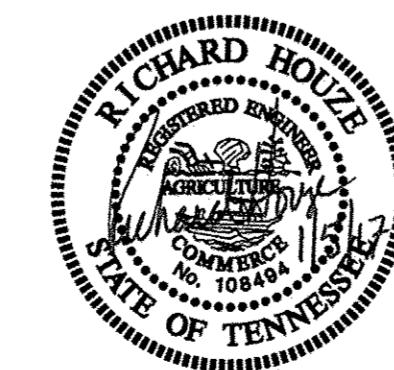


Site Location Map
Not To Scale

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

By: Richard Houze Date: 1/17
Richard Houze, P.E. TN. Reg. #108494



Drainage Basin: West Fork Stones
River Upper

Owner/Developer:

Clearview Acres LP
2127 Tabasco Way
Murfreesboro, TN 37128-8255
(615) 531-1173
Contact: Bud George

Floodplain Note:

A Portion Of This Site Lies Within The 100 Year Flood Plain Per F.E.M.A.
Community Panel No. 47149C0377H and 47149C0381H and 47149C0383H,
Dated Jan. 5 2007.

Total Site Land Data:

Zoning: PUD
Total 280 Lots on 142.46± Acres
Total 269 Buildable Lots
Section 1: 74 Lots on 31.15± Acres
Section 1: 69 Buildable Lots

STEP Land Data:

STEP Area = 37.52 Acres

Yard Requirements:

Front: 35'
Side: 7.5' (15' Separation Between Buildings)
Rear: 20'

Deed Reference:

The property shown hereon is Tax Maps:
Map 159, Parcel 6.00
8th Civil District in Rutherford County, as recorded in Record Bk. 606, Pg 664.

STEP Design:

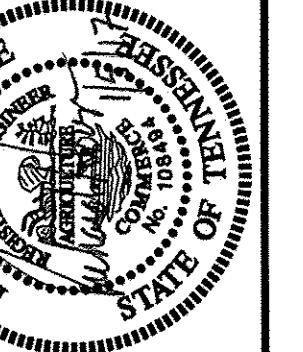
Design Flow = 270 Lots x 300 gpd = 81,000 gpd
Design Loading Soil Rate = 0.15 gal/sf
Required Land Application Area = 12.40 Acres
Proposed Land Application Area = 12.40 Acres
Required 50% Reserve Application Area = 6.20 Acres
Provided 56% Reserve Application Area = 9.29 Acres

Note:

As-built surveys and certifications will be required for detention ponds,
public storm infrastructure, and cut/fill on lots prior to release of lots for
home construction.

Note:

All lots are critical lots and will require a plot
plan to be submitted and approved by CUD
prior to building permits being released.



Clearview Acres Section 1

Rutherford County, TN

General Notes

DRAWN: MLG
DATE: 12-16-16
CHECKED:
RH
FILE NAME:
14300ProjectP1
SCALE:
None
JOB NO.
14300
SHEET:

Site Clearing and Demolition Notes: 1. Before starting demolition operations, refer to the Existing Conditions and Initial EPSC. 2. Demolition includes the following within the property lines: a) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable). b) Provide temporary barricades and other forms of protection as required to protect owner's personnel, property and general public from injury due to demolition work. c) Remove and remove site improvements. d) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable).	
3. Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and dispose of off site.	
4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.	
5. Existing foundations and utilities may be encountered across the site. If encountered, these items will require removal. Resulting excavations should be backfilled with properly compacted select fill.	
6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4-inches in diameter and matted roots within the limits of grubbing to depths as follows: a) Footings: 18 inches b) Walks: 12 inches c) Roads: 18 inches d) Parking Areas: 12 inches e) Driveways: 18 inches f) Fills: 12 inches	
7. Remove, reinstall, and relocate items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage; reinstall items in locations indicated.	
8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic. a) Protect improvements on adjoining properties and on the Owner's property. b) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.	
9. Contractor shall schedule demolition activities with the construction project manager.	
10. Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.	
11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. DO NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.	
12. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available on-site.	
13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations. a) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by occupant and/or the jurisdiction that provides temporary services during interruptions to existing utilities, as applicable to owner and to governing authorities. b) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.	
14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition areas. a) Protect temporary protection areas as per local governing authorities. b) Protect existing improvements and appurtenances to remain.	
15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking, or skinning of roots, skinning and brushing of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.	
16) Protect trees and vegetation from damage by deleterious materials caused by run-off or spills during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or entrapment.	
2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.	
16. Explosives: use of explosives will not be permitted.	
17. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.	
18. Clean adjacent buildings and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to same condition existing before start of demolition.	
19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.	
20. Remove existing above-grade and below-grade improvements necessary to permit construction and other work as indicated.	
21. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.	
22. Do NOT Burn or bury materials on site.	
23. Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.	
24. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111.	
25. Utilities shown are based on visual observations and utility markings. Contractor shall call TN One Call and confirm locations prior to starting work.	

General Plan Notes: Prior to starting construction, the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.	
2. All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. The soils report and recommendations set forth therein are a part of the required construction documents and take precedence unless specifically noted otherwise on the plans. The contractor shall notify the construction/project manager of any discrepancy between soils report and plans, etc.	
3. The locations of underground facilities shown on the plan are based on field surveys and city records. It shall be the contractor's full responsibility to coordinate utility locations to their facilities prior to the starting construction. No additional compensation shall be paid to the contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.	
4. All work within the rights of way shall be in accordance with the governing jurisdiction and specifications.	
5. Contractor shall coordinate any maintenance of traffic with the owner's representative and the local jurisdiction prior to construction.	
6. Contractor shall at all times ensure that SWPPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.	
7. Upon completion of project, contractor shall clean the paved areas prior to removal of temporary sediment control as directed by the city and/or construction/project manager. If power washing is used, no sediment laden water shall be discharged into storm sewer system or storm drain on pavement or within the storm system shall be collected and removed from the site at contractor's expense.	
8. Rock may be present at shallow depths requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.	
9. These project construction documents shall not constitute a contractual relationship between the engineer and the contractor.	
10. The engineer shall not be responsible for construction safety, means, methods, techniques, sequences, or procedures utilized by the contractor or subcontractors.	

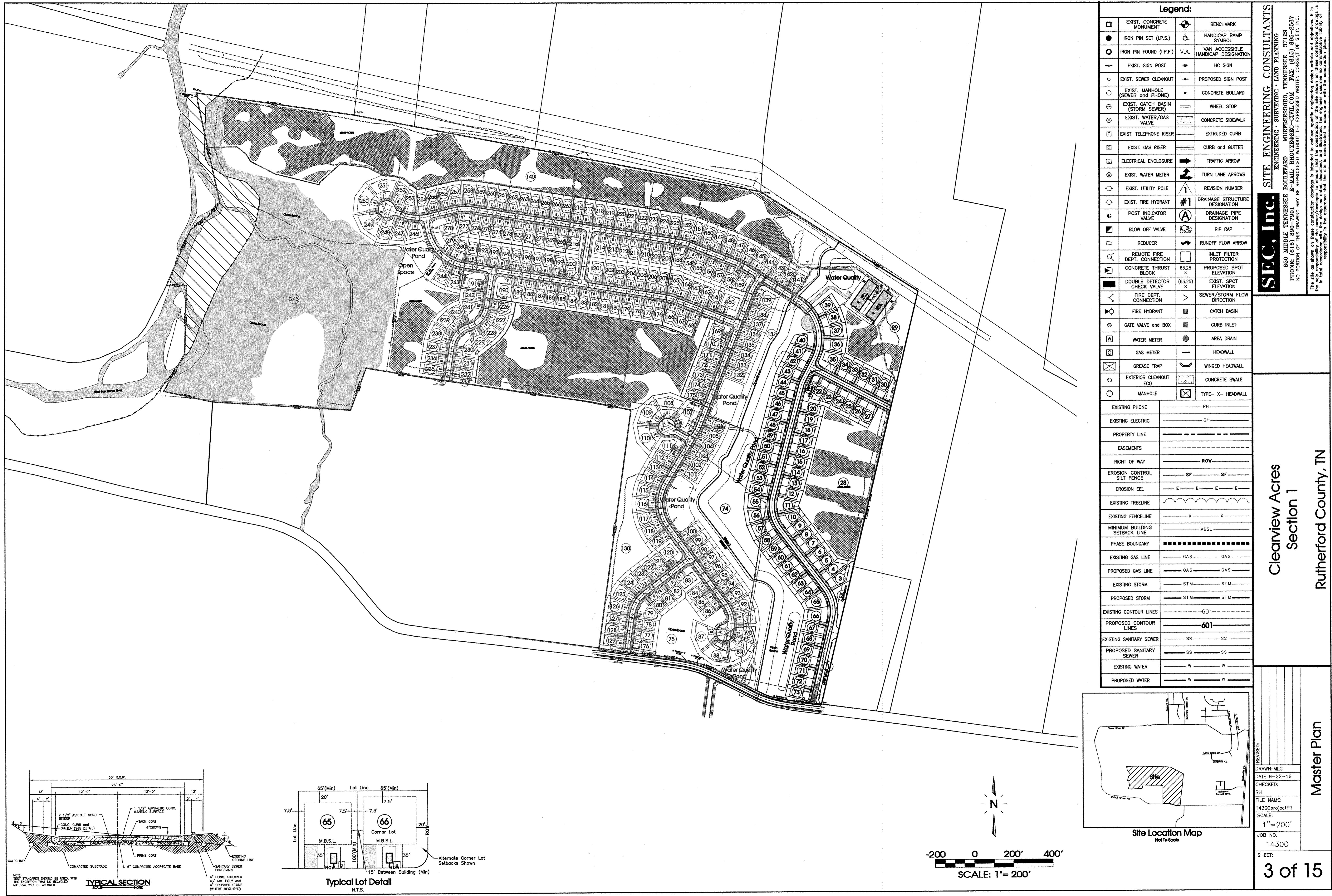
Site Plan Notes: 1. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.	
2. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make changes and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.	
3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.	
4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.	
5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.	
6. The contractor is responsible for the protection and replacement of all property pins on the site.	
7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.	
8. All dimensions and radii are given to face of curb unless otherwise noted.	
9. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.	
10. Materials: a) Subgrade: Cohesive subgrade shall be compacted to 95% compaction. Cohesion less subgrade shall be compacted to 100% compaction. b) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA. c) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.	
11. Cast in place concrete. All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable codes for ready mixed concrete.	
12. All concrete shall be in-transit mixed concrete, 3% to 5% air-entrained and shall attain a minimum compressive strength of 4,000 p.s.i. in twenty-eight (28) days.	
13. Slump: Maximum allowable slump will be five (5) inches.	
14. Concrete Materials: a) Portland cement: Gray portland cement, ASTM C-150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard. b) Aggregates: C-33 (latest ed.). c) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter. d) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances. e) Admixtures: Air type to meet ASTM C-260 (latest ed.)	
15. Reinforcing material shall be uncoupled and free from excessive rust, mill scale, oil, grease and other deleterious material.	
16. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.	
17. Weather Requirements: a) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 80° F and the temperature of the concrete when placed shall not be greater than 90° F. Procedures for retarding and protecting in-place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperatures and prevent overheating. Cooling fans, ice, crushed ice, or dry ice may be used to control temperature provided water equivalent of ice is equal to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option. b) Cold Weather Placing: Do not mix or place concrete at temperatures below 40° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.	
18. Concrete tests shall be authorized by the owner on an as needed basis.	
19. All exterior slab shall have expansion joints at 100'-0" O.C., and construction joints at 10'-0" O.C. (unless otherwise specified on the detail sheets).	
20. All concrete shall have a medium transverse finish.	
21. Subgrade shall be free of extraneous materials. Proof-roll soil subgrade with heavy, pneumatic tired equipment immediately prior to laying stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with stable earth, all compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.	
22. Surface preparation, spreading and laying, compacting and rolling operations shall conform with asphalt institute recommended specifications.	
23. Inspect area to be paved and insure that all subgrade conditions are sufficiently carried out to insure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angle, to centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the contractor's expense.	

General Utility Notes:

1. Contractor shall contact all utility companies immediately after bid is awarded and ensure the utility companies have the essentials required for complete service installation. Contractor shall notify construction manager and engineer of any time frames established by utility companies which will not meet opening date.	
2. Existing utility lines shown are approximate locations only. Contractor shall verify the size, location, invert elevation, and condition of existing utilities which are intended to be utilized as a construction point for all proposed utilities (see notes for bidding for additional charges after bids have been submitted. The architect shall be permitted to make changes and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents).	
3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.	
4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.	
5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.	
6. The contractor is responsible for the protection and replacement of all property pins on the site.	
7. Utility contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.	
8. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.	
9. The contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.	
10. All underground utilities (water, sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.	
11. Utility contractor will be responsible for all tap and tie on fees required, as well as cost of underground service connections.	
12. No more than 25 percent of the dollar amount of the contract may be awarded to subcontractors.	
13. The contractor shall provide a suitable office near the site for his use and at which copies of the specifications and drawings shall be kept. The contractor shall also designate one person to be notified in Murfreesboro in case of emergencies other than during working hours and on holidays and weekends.	
14. Streets shall be graded to subgrade before water lines and sanitary sewers are installed.	
15. All waterline taps are to be made by C.U.D.	
16. Contractor shall comply with all requirements of the latest edition of C.U.D.'s specifications.	
17. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111.	

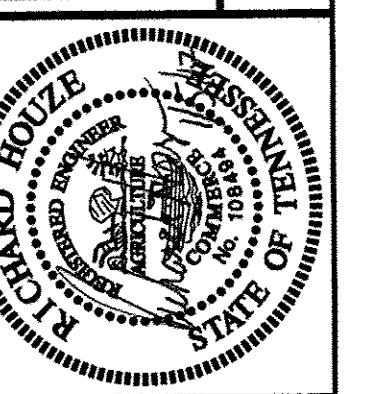
Waterline Notes:

1. All water mains	



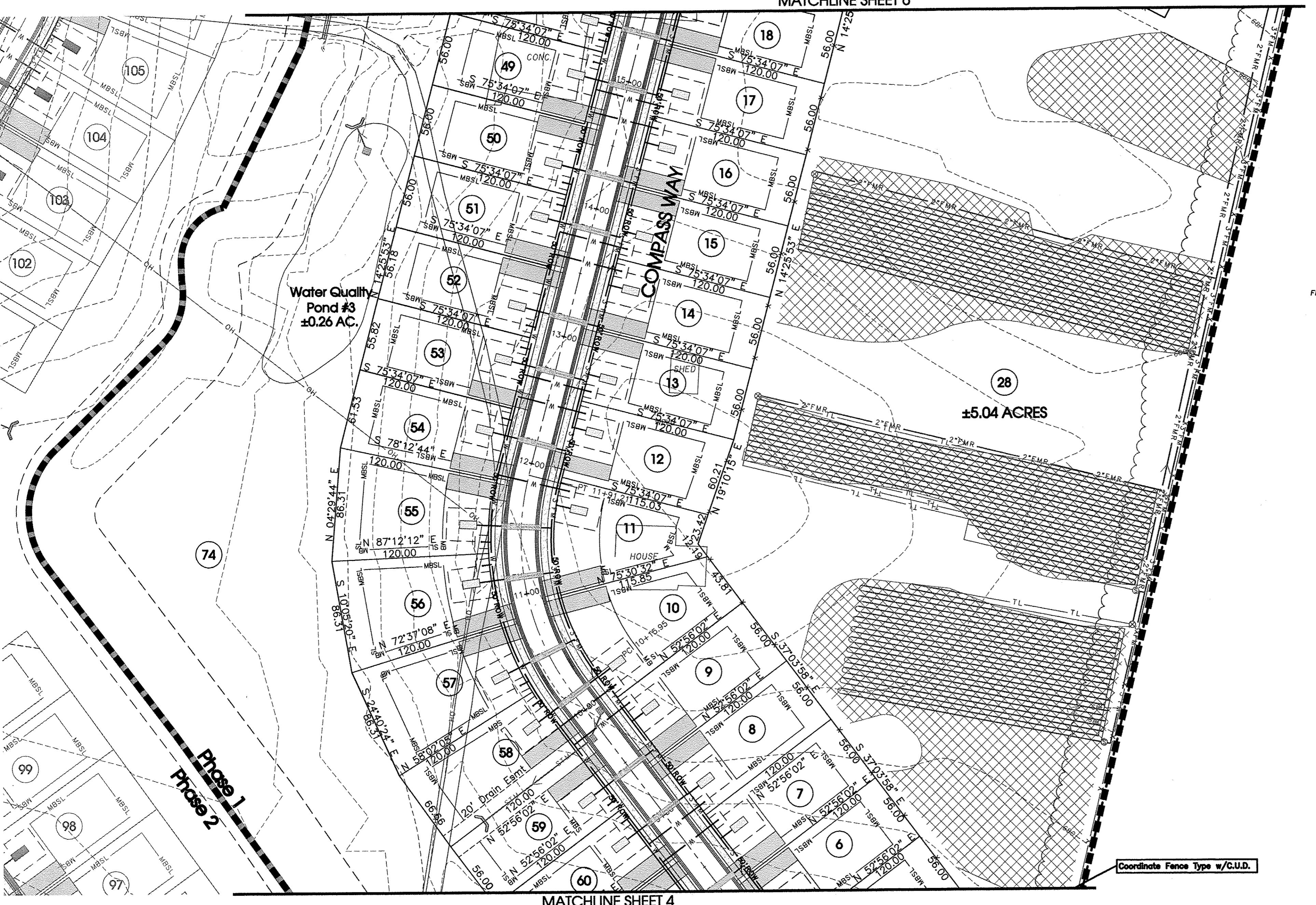
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to determine if the site is constructible and to illustrate the site as it is to be developed in accordance with the construction plans.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
860 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOSES@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF SEC, INC.



Clearview Acres Section 1

Rutherford County, TN



Note:
As-built surveys and certifications will be required for detention ponds, public storm infrastructure, and cut/fill on lots prior to release of lots for home construction.

Note:
Waterline design by Consolidated Utility District (CUD) waterline shown on this plan for reference only. Refer to CUD plans, construction details and specifications for final design.

Survey Control
Field Survey performed from: 09-6 to 09-27, 2016.
Horizontal and vertical survey control is tied to the Tennessee State Plane coordinate system (NAD83/NAVD88), referenced from Rutherford County Control monument number RCC-020.

BENCHMARK #1: TR/IPS ELEV: 678.87
BENCHMARK #2: RR SPIKE IN WOOD POST ELEV: 672.72

COMPASS WAY						
PR Station	Radius	Length	Arc Length	Delta Angle	Degree of Curve	Chord Length
5+51.23	195.00'	171.31'	50°20'08.53"	29°22'56.82"	165.86'	
11+10.00	195.00'	175.27'	51°29'51.48"	29°22'56.82"	169.43'	
17+90.06	175.00'	39.90'	130°3'48.43"	32°44'25.60"	39.81'	
21+35.48	225.00'	334.47'	85°10'16.66"	25°27'53.25"	304.51'	
26+17.08	175.00'	35.28'	10°53'51.14"	32°44'25.60"	33.23'	
29+19.64	175.00'	37.65'	12°19'34.02"	32°44'25.60"	37.58'	
40+72.13	225.00'	89.97'	22°54'42.47"	25°27'53.25"	89.38'	
43+24.83	225.00'	134.55'	34°15'50.55"	25°27'53.25"	132.56'	

Legend:			
<input type="checkbox"/>	EXIST. CONCRETE MONUMENT	<input checked="" type="circle"/>	BENCHMARK
<input checked="" type="checkbox"/>	IRON PIN SET (I.P.S.)	<input type="checkbox"/>	HANDICAP RAMP SYMBOL
<input type="checkbox"/>	IRON PIN FOUND (I.P.F.)	<input checked="" type="checkbox"/>	V.A. VAN ACCESSIBLE DESIGNATION
<input type="checkbox"/>	EXIST. SIGN POST	<input type="checkbox"/>	HC SIGN
<input type="circle"/>	EXIST. SEWER CLEANOUT	<input type="checkbox"/>	PROPOSED SIGN POST
<input type="checkbox"/>	EXIST. MANHOLE (SEWER and PHONE)	<input checked="" type="checkbox"/>	CONCRETE BOLLARD
<input type="checkbox"/>	EXIST. CATCH BASIN (STORM SEWER)	<input type="checkbox"/>	WHEEL STOP
<input checked="" type="checkbox"/>	EXIST. WATER/GAS VALVE	<input type="checkbox"/>	CONCRETE SIDEWALK
<input type="checkbox"/>	EXIST. TELEPHONE RISER	<input type="checkbox"/>	EXTRUDED CURB
<input type="checkbox"/>	EXIST. GAS RISER	<input type="checkbox"/>	CURB and GUTTER
<input type="checkbox"/>	ELECTRICAL ENCLOSURE	<input type="checkbox"/>	TRAFFIC ARROW
<input checked="" type="checkbox"/>	EXIST. WATER METER	<input type="checkbox"/>	TURN LANE ARROWS
<input type="checkbox"/>	EXIST. UTILITY POLE	<input type="checkbox"/>	REVISION NUMBER
<input type="checkbox"/>	EXIST. FIRE HYDRANT	<input checked="" type="checkbox"/>	DRAINAGE STRUCTURE DESIGNATION
<input type="checkbox"/>	POST INDICATOR VALVE	<input checked="" type="checkbox"/>	DRAINAGE PIPE DESIGNATION
<input type="checkbox"/>	BLOW OFF VALVE	<input type="checkbox"/>	RIP RAP
<input type="checkbox"/>	REDUCER	<input type="checkbox"/>	RUNOFF FLOW ARROW
<input type="checkbox"/>	REMOTE FIRE DEPT. CONNECTION	<input type="checkbox"/>	INLET FILTER PROTECTION
<input checked="" type="checkbox"/>	CONCRETE THRUST BLOCK	<input type="checkbox"/>	PROPOSED SPOT ELEVATION
<input type="checkbox"/>	DOUBLE DETECTOR CHECK VALVE	<input type="checkbox"/>	EXIST. SPOT ELEVATION
<input type="checkbox"/>	FIRE DEPT. CONNECTION	<input type="checkbox"/>	SEWER/STORM FLOW DIRECTION
<input type="checkbox"/>	FIRE HYDRANT	<input type="checkbox"/>	CATCH BASIN
<input type="checkbox"/>	GATE VALVE and BOX	<input type="checkbox"/>	CURB INLET
<input type="checkbox"/>	WATER METER	<input type="checkbox"/>	AREA DRAIN
<input type="checkbox"/>	GAS METER	<input type="checkbox"/>	HEADWALL
<input type="checkbox"/>	GREASE TRAP	<input type="checkbox"/>	WINGED HEADWALL
<input type="checkbox"/>	EXTERIOR CLEANOUT ECO	<input type="checkbox"/>	CONCRETE SWALE
<input type="checkbox"/>	MANHOLE	<input checked="" type="checkbox"/>	TYPE-X- HEADWALL
<input type="checkbox"/>	EXISTING PHONE	<input type="checkbox"/>	PH
<input type="checkbox"/>	EXISTING ELECTRIC	<input type="checkbox"/>	OH
<input type="checkbox"/>	PROPERTY LINE	<input type="checkbox"/>	-----
<input type="checkbox"/>	EASEMENTS	<input type="checkbox"/>	-----
<input type="checkbox"/>	RIGHT OF WAY	<input type="checkbox"/>	ROW
<input type="checkbox"/>	EROSION CONTROL SILT FENCE	<input type="checkbox"/>	SF SF
<input type="checkbox"/>	EROSION EEL	<input type="checkbox"/>	E E E E
<input type="checkbox"/>	EXISTING TREELINE	<input type="checkbox"/>	~~~~~
<input type="checkbox"/>	EXISTING FENCELINE	<input type="checkbox"/>	X X
<input type="checkbox"/>	MINIMUM BUILDING SETBACK LINE	<input type="checkbox"/>	----- MBSL -----
<input type="checkbox"/>	PHASE BOUNDARY	<input type="checkbox"/>	=====
<input type="checkbox"/>	EXISTING GAS LINE	<input type="checkbox"/>	GAS GAS
<input type="checkbox"/>	PROPOSED GAS LINE	<input type="checkbox"/>	GAS GAS
<input type="checkbox"/>	EXISTING STORM	<input type="checkbox"/>	STM STM
<input type="checkbox"/>	PROPOSED STORM	<input type="checkbox"/>	STM STM
<input type="checkbox"/>	EXISTING CONTOUR LINES	<input type="checkbox"/>	----- 601 -----
<input type="checkbox"/>	PROPOSED CONTOUR LINES	<input type="checkbox"/>	----- 601 -----
<input type="checkbox"/>	EXISTING SANITARY SEWER	<input type="checkbox"/>	SS SS
<input type="checkbox"/>	PROPOSED SANITARY SEWER	<input type="checkbox"/>	SS SS
<input type="checkbox"/>	EXISTING WATER	<input type="checkbox"/>	W W
<input type="checkbox"/>	PROPOSED WATER	<input type="checkbox"/>	W W

Know what's below.
Call before you dig.

REVISED:
DRAWN:MLG
DATE: 9-22-16
CHECKED:
RH
FILE NAME:
14300ProjectP1
SCALE:
1"=50'
JOB NO.
14300
SHEET:
5 of 15
PRELIMINARY PLAN

Owner/Developer:

Clearview Acres LP
2127 Tabasco Way
Murfreesboro, TN 37128-8255
(615) 531-1173

Contact: Bud George

Floodplain Note:

A Portion of This Site Lies Within The 100 Year Flood Plain Per F.E.M.A. Community Panel No. 47149C0377H and 47149C0381H and 47149C0383H, Dated Jan. 5 2007.

Total Site Land Data:

Zoning: PUD
Total 280 Lots on 142.46± Acres
Total 269 Buildable Lots
Section 1: 74 Lots on 31.15± Acres
Section 1: 69 Buildable Lots

STEP Land Data:

STEP Area = 37.52 Acres

Yard Requirements:

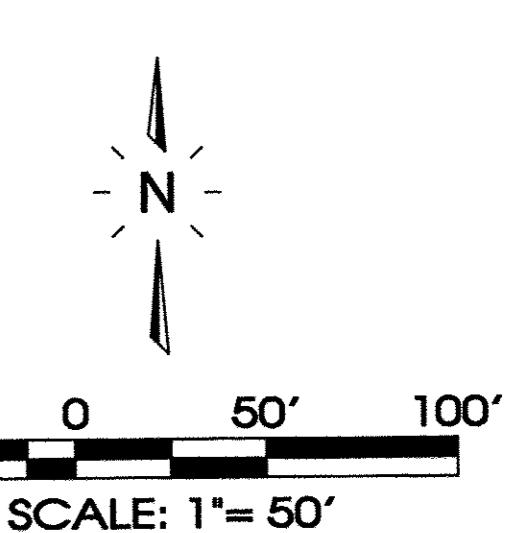
Front: 35'
Side: 7.5' (15' Separation Between Buildings)
Rear: 20'

Deed Reference:

The property shown hereon is Tax Maps: Map 159, Parcel 6.00
8th Civil District in Rutherford County, as recorded in Record Bk. 606, Pg 664.

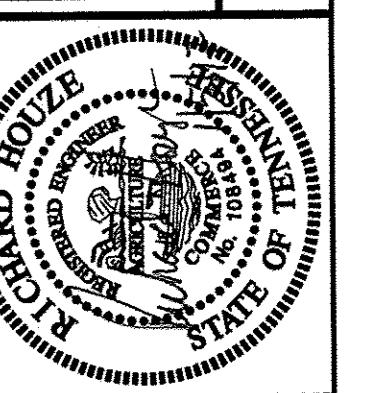
STEP Design:

Design Flow = 270 Lots x 300 gpd = 81,000 gpd
Design Loading Soil Rate = 0.15 gal/sf
Required Land Application Area = 12.40 Acres
Proposed Land Application Area = 12.40 Acres
Required 50% Reserve Application Area = 6.20 Acres
Provided 56% Reserve Application Area = 9.29 Acres



The site on shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the engineer to assure that the site is constructed in accordance with the design as noted and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: EHOURL@SEC-CIVIL.COM
FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.



Clearview Acres Section 1

Rutherford County, TN

REVISED:
DRAWN:MLG
DATE: 9-22-16
CHECKED:
RH
FILE NAME:
14300\ProjectP1
SCALE:
1"=100'
JOB NO.
14300
SHEET:

7 of 15



Existing Condition and
Initial EPSC Plan

Legend:	
□	EXIST. CONCRETE MONUMENT
●	IRON PIN SET (I.P.S.)
○	IRON PIN FOUND (I.P.F.)
- - -	EXIST. SIGN POST
○	EXIST. SEWER CLEANOUT
○	EXIST. MANHOLE (SEWER AND PHONE)
○	EXIST. CATCH BASIN (STORM SEWER)
☒	EXIST. WATER/GAS VALVE
■	EXIST. TELEPHONE RISER
□	EXIST. GAS RISER
■	ELECTRICAL ENCLOSURE
Ⓐ	EXIST. WATER METER
○	EXIST. UTILITY POLE
○	EXIST. FIRE HYDRANT
○	POST INDICATOR VALVE
□	BLOW OFF VALVE
○	REDUCER
○	REMOTE FIRE DEPT. CONNECTION
■	CONCRETE THRUST BLOCK
■	DOUBLE DETECTOR CHECK VALVE
○	FIRE DEPT. CONNECTION
○	FIRE HYDRANT
○	GATE VALVE and BOX
W	WATER METER
□	GAS METER
☒	GREASE TRAP
○	EXTERIOR CLEANOUT ECO
○	MANHOLE
	TYPE-X- HEADWALL
	EXISTING PHONE
	EXISTING ELECTRIC
	PROPERTY LINE
	EASEMENTS
	RIGHT OF WAY
	EROSION CONTROL SILT FENCE
	EROSION EEL
	EXISTING TREELINE
	EXISTING FENCELINE
	MINIMUM BUILDING SETBACK LINE
	PHASE BOUNDARY
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING STORM
	PROPOSED STORM
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER
	PROPOSED WATER

Proposed BMP's

BMP	Type
SILT FENCE	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL
DETENTION POND	PERMANENT, WATER QUALITY
TREE PROTECTION	TEMPORARY, PROTECTION
EROSION EEL	TEMPORARY, SEDIMENT CONTROL

Existing On-Site Conditions

Cover	SCS Classification	Area (Ac)
ROW CROPS (SR)	ROW CROPS (SR) GOOD CONDITION B SOILS, CN=78	0.07
ROW CROPS (SR)	ROW CROPS (SR) GOOD CONDITION C SOILS, CN=85	22.68
ROW CROPS (SR)	ROW CROPS (SR) GOOD CONDITION D SOILS, CN=89	2.83
COMPOSITE CN=85		

Proposed On-Site Conditions

Cover	SCS Classification	Area (Ac)
PAVED ROADS	ROADS, CN=98	3.30
PAVED ROADS	ROADS, CN=92	0.54
RESIDENTIAL 1/4 ACRE LOTS	RESIDENTIAL 30% IMPERVIOUS C SOILS, CN=83	11.09
RESIDENTIAL 1/4 ACRE LOTS	RESIDENTIAL 30% IMPERVIOUS D SOILS, CN=87	0.22
OPEN SPACE	OPEN SPACE B SOILS, CN=69	0.07
OPEN SPACE	OPEN SPACE C SOILS, CN=79	7.85
OPEN SPACE	OPEN SPACE D SOILS, CN=84	2.22
COMPOSITE CN=82		

Survey Control

Field Survey performed from: 09-6 to 09-27, 2016. Horizontal and vertical survey control is tied to the Tennessee State Plane coordinate system (NAD83/NAVD88), referenced from Rutherford County Control monument number RCC-020.

BENCHMARK #1:
RR SPIKE IN WOOD POST
N: 504471.39
E: 1840438.03
ELEV: 677.72

BENCHMARK #2:
IPF SEC
N: 504953.31
E: 1840265.95
ELEV: 679.25

Number	Description	Drainage Area Disturbed Diverted Total	Receiving Feature
1	TEMP. CONSTRUCTION EXIT	0.10 Ac. 0.00 Ac. 0.10 Ac.	WEST FORK STONES RIVER UPPER
2	EXISTING DRAIN AT NORTHEAST CORNER	25.58 Ac. 146.13 Ac. 171.71 Ac.	WEST FORK STONES RIVER UPPER

OUTFALLS

1★ Outfall

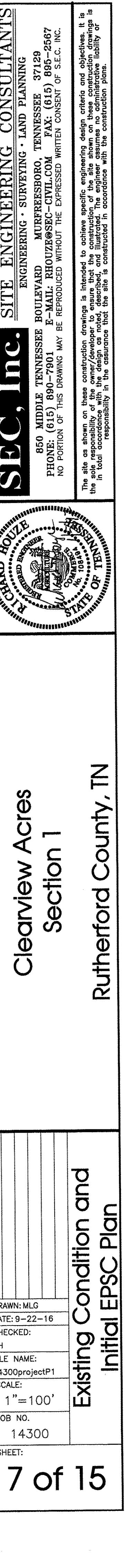
EPSC Phasing
Initial: Silt Fence Along Downgradient Perimeter Construction Entrance Check Dams In Existing Ditches Filter Fabric Inlet Protection

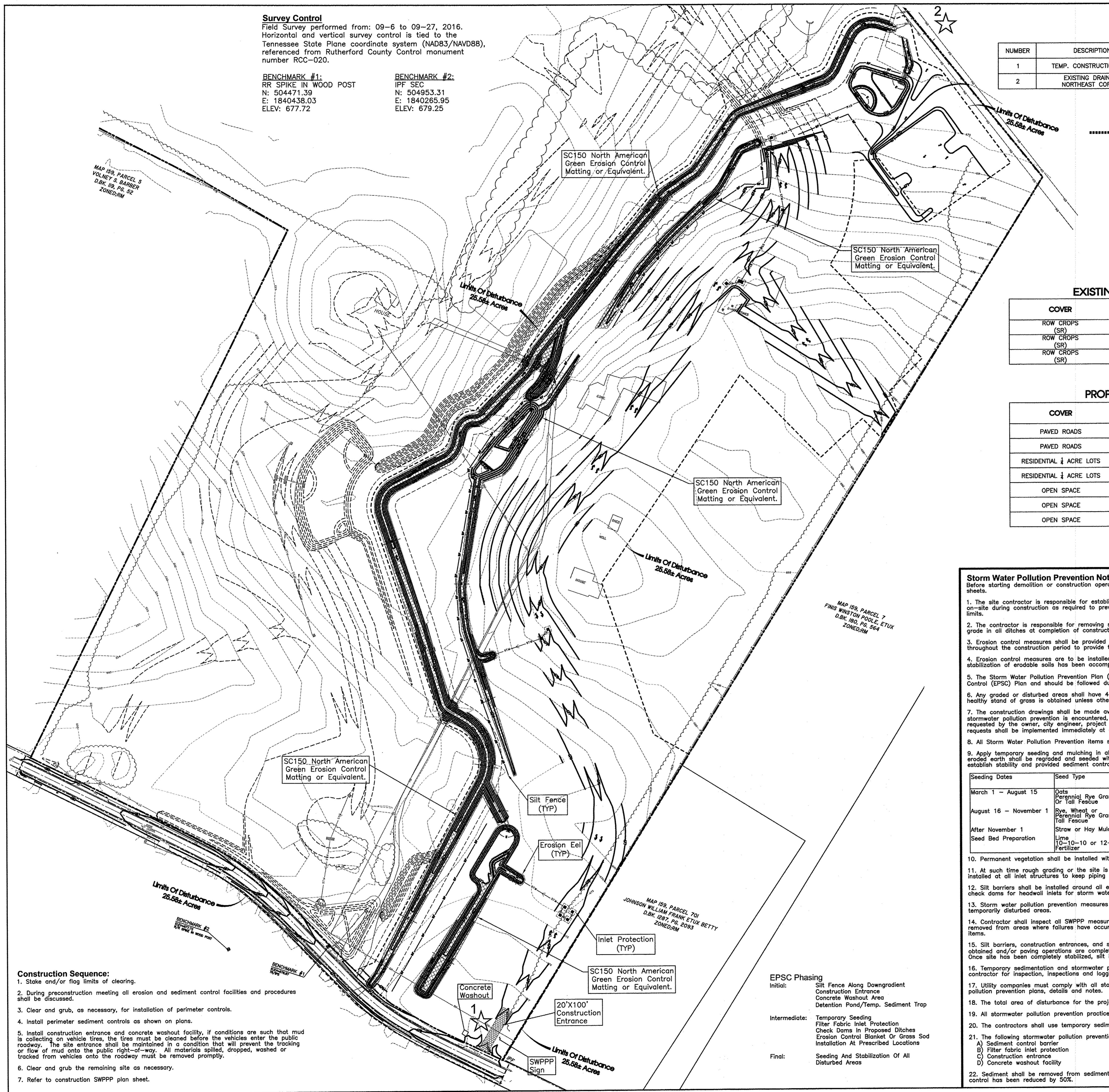
Intermediate: Temporary Seeding Filter Fabric Protection Check Dams In Proposed Ditches Silt Fence To Protect Ditches Erosion Control Blanket Installation At Prescribed Locations

Final: Seeding And Stabilization Of All Disturbed Areas

----- LIMITS OF DISTURBANCE

-100' 0 100' 200'
SCALE: 1"= 100'





NUMBER	DESCRIPTION	DRAINAGE AREA			RECEIVING FEATURE
		DISTURBED	DIVERTED	TOTAL	
1	TEMP. CONSTRUCTION EXIT	0.10 Ac.	0.00 Ac.	0.10 Ac.	WEST FORK STONES RIVER UPPER
2	EXISTING DRAIN AT NORTHEAST CORNER	25.58 Ac.	146.13 Ac.	171.71 Ac.	WEST FORK STONES RIVER UPPER

OUTFALLS

Outfall

PROPOSED BMP'S

BMP	TYPE
SILT FENCE	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
CONCRETE WASH OUT	TEMPORARY, SEDIMENT CONTROL
EROSION EELS	TEMPORARY, SEDIMENT CONTROL
DRY DETENTION POND	PERMANENT, EROSION PREVENTION
VEGETATION	PERMANENT, EROSION PREVENTION
EROSION CONTROL FABRIC	PERMANENT, EROSION PREVENTION

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
ROW CROPS (SR)	ROW CROPS (SR) GOOD CONDITION B SOILS, CN=78	0.07
ROW CROPS (SR)	ROW CROPS (SR) GOOD CONDITION C SOILS, CN=85	22.68
ROW CROPS (SR)	ROW CROPS (SR) GOOD CONDITION D SOILS, CN=89	2.83

PROPOSED ON-SITE CONDITIONS

PROPOSED ON-SITE CONDITIONS		
COVER	SCS CLASSIFICATION	AREA (Ac)
PAVED ROADS	ROADS, CN=98	3.30
PAVED ROADS	ROADS, CN=92	0.54
RESIDENTIAL $\frac{1}{4}$ ACRE LOTS	RESIDENTIAL 30% IMPERVIOUS C SOILS, CN=83	11.09
RESIDENTIAL $\frac{1}{4}$ ACRE LOTS	RESIDENTIAL 30% IMPERVIOUS D SOILS, CN=87	0.22
OPEN SPACE	OPEN SPACE B SOILS, CN=69	0.07
OPEN SPACE	OPEN SPACE C SOILS, CN=79	7.85
OPEN SPACE	OPEN SPACE D SOILS, CN=84	2.22
		COMPOSITE CN=82

Term Water Pollution Prevention Notes:

Water Pollution Prevention Notes:
Starting demolition or construction operations, refer to the Initial EPSC, Intermediate EPSC and SWPPP Plans.

- The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction s.

The contractor is responsible for removing silt from site if not reusable on-site and ensuring plan alignment and le in all ditches at completion of construction.

Erosion control measures shall be provided for all cut and fill operations within the limits of the construction site, ughout the construction period to provide the site with maximum protection from erosion at all times.

Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until ilization of erodible soils has been accomplished.

The Storm Water Pollution Prevention Plan (SWPPP) is an integral part of the Erosion Prevention and Sediment control (EPSC) Plan and should be followed during all phases of construction (bidding, site work, final stabilization).

Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer and water applied until a healthy stand of grass is obtained unless otherwise noted on plans. The restoration shall closely follow construction.

The construction drawings shall be made available on site at all times and presented upon request. If unforeseen mwater pollution prevention is encountered, additional Storm Water Pollution Prevention (SWPPP) measures may be requested by the owner, city engineer, project engineer, or soil conservation service representative at anytime. Such requests shall be implemented immediately at contractor's expense.

All Storm Water Pollution Prevention items shall be installed as shown or noted in these plans.

Seeding Dates	Seed Type	Application Rate Per 1,000 Sq.Ft.
March 1 – August 15	Oats Perennial Rye Grass Or Tall Fescue	3#
August 16 – November 1	Rye, Wheat or Perennial Rye Grass Tall Fescue	1#
After November 1 Bed Preparation	Straw or Hay Mulch Lime 10-10-10 or 12-12-12	2-3 Bales 100# 12-15#

- | Fertilizer | 12-15# |
|--|---------------------------------|
| Permanent vegetation shall be installed within 7 days of the completion of any graded area, weather permitting. | |
| At such time rough grading or the site is complete and drainage diverts to inlets, inlet sediment filters shall be installed at all inlet structures to keep piping systems free of silt. | |
| Silt barriers shall be installed around all existing or new storm inlets, catch basins, yard drains. Install rock check dams for headwall inlets for storm water pollution prevention. | |
| Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other temporarily disturbed areas. | |
| Contractor shall inspect all SWPPP measures daily and repair as necessary to prevent erosion. Siltation shall be removed from areas where failures have occurred and corrective action taken within 24 hours to maintain all SWPPP measures. | |
| Silt barriers, construction entrances, and silt fences shall remain in place until a good stand of grass has been attained and/or paving operations are complete. Contractor shall keep silt from entering any storm drainage system. Once site has been completely stabilized, silt in pipes and drainage swales shall be removed within 10 days. | |
| Temporary sedimentation and stormwater pollution prevention measures must be inspected and logged by the contractor for inspection, inspections and logging shall be weekly and after rain storms. | |
| Utility companies must comply with all stormwater pollution prevention measures as defined on the storm water pollution prevention plans, details and notes. | |
| The total area of disturbance for the project is 20.91 Acres. | |
| All stormwater pollution prevention practices shall be installed before any other earth moving occurs. | |
| The contractors shall use temporary sediment filter bags as necessary to control sediment runoff. | |
| The following stormwater pollution prevention and sediment control measures will be used on this site: | |
| A) Sediment control barrier | E) Check dams |
| B) Filter fabric inlet protection | F) Temporary seeding |
| C) Construction entrance | G) Erosion control blanket |
| D) Concrete washout facility | H) Permanent seeding or sodding |
| Sediment shall be removed from sediment controls as necessary but at least when the design capacity of the control has been reduced by 50%. | |



**Know what's below.
Call before you dig.**

Intermediate EPSC Plan

Clearview Acres

Section 1

Rutherford County, TN

S E C , Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

二

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

MATCHLINE SHEET 11



MATCHLINE SHEET 9

DRAINAGE STRUCTURE TABLE					
NAME	T.O.G. ELEV (FT)	DESCRIPTION	JB&S CASTING #		
#1	674.79	ENERGY DISSIPATING HW	—		
#2	674.38	SINGLE BOX	1-3104V		
#3	674.35	SINGLE BOX	1-3104		
#4	674.35	SINGLE BOX	1-3104		
#5	674.38	SINGLE BOX	1-3104V		
#6	676.90	ENERGY DISSIPATING HW	—		
#7	678.86	SINGLE BOX	1-3104V		
#8	679.03	SINGLE BOX	1-3104V		
#9	670.50	ENERGY DISSIPATING HW	—		
#10	674.27	SINGLE BOX	1-3104V		
#11	675.67	SINGLE BOX	1-3104V		
#12	676.98	DOUBLE BOX	2-3104		
#13	677.28	SINGLE BOX	1-3104V		
#14	672.10	CONCRETE WINGED HW	—		
#17	671.90	ENERGY DISSIPATING HW	—		
#18	671.50	SINGLE BOX	7514		
#19	669.60	ENERGY DISSIPATING HW	—		
#20	669.25	BOX (SEE OUTLET DETAIL)	7514		
#21	674.29	ENERGY DISSIPATING HW	—		
#22	673.75	SINGLE BOX	7514		

DRAINAGE STRUCTURE TABLE								
NAME	STRUC (DN)	STRUC (UP)	INV (DN)	INV (UP)	LENGTH (FT)	SLOPE (%)	TYPE	SIZE (IN)
A	#1	#2	671.25	671.55	100	0.30	RCP III	18
B	#2	#3	671.57	671.67	19	0.50	RCP III	18
C	#3	#4	671.67	671.79	24	0.50	RCP III	15
D	#4	#5	671.79	671.88	19	0.50	RCP III	15
E	#6	#7	673.90	675.86	100	1.96	RCP III	15
F	#7	#8	675.86	676.03	27	0.63	RCP III	15
G	#9	#10	668.00	668.88	207	0.43	RCP III	18
H	#10	#11	671.33	672.67	154	0.87	RCP III	18
I	#11	#12	672.67	673.98	176	0.74	RCP III	18
J	#12	#13	673.98	674.28	28	1.09	RCP III	18
K	#10	#14	668.88	669.10	23	0.93	RCP III	18
M	#17	#18	668.90	669.00	20	0.50	RCP III	24X38
N	#19	#20	666.60	666.80	20	1.00	RCP III	4-24
O	#21	#22	670.17	670.25	20	0.40	RCP III	30

COMPASS WAY						
PI Station	Radius Length	Arc Length	Delta Angle	Degree of Curve	Chord Length	
5+51.23	195.00'	171.31'	50°20'08.53"	29°22'56.82"	165.86'	
11+10.00	195.00'	175.27'	51°29'51.48"	29°22'56.82"	169.43'	
17+90.06	175.00'	39.90'	13°03'48.43"	32°44'25.60"	39.81'	
21+35.48	225.00'	334.47'	85°10'16.66"	25°27'53.25"	304.51'	
26+17.08	175.00'	33.28'	10°53'51.14"	32°44'25.60"	33.23'	
29+19.64	175.00'	37.65'	12°19'34.02"	32°44'25.60"	37.58'	
40+72.13	225.00'	89.97'	22°54'42.47"	25°27'53.25"	89.38'	
43+24.83	225.00'	134.55'	34°15'50.55"	25°27'53.25"	132.56'	

Survey Control

Field Survey performed from: 09-6 to 09-27, 2016.
Horizontal and vertical survey control is tied to the Tennessee State Plane coordinate system (NADB3/NAVD88), referenced from Rutherford County Control monument number RCC-020.

BENCHMARK #1:
TR/IPS
ELEV: 678.87

BENCHMARK #2:
RR SPIKE IN WOOD POST
ELEV: 672.72

Know what's below.
Call before you dig.



DRAWN: MLG
DATE: 9-22-16
CHECKED:
RH
FILE NAME: 14300/projectP1

SCALE: 1"=50'
JOB NO. 14300

HEET: 10 of 15
SCALE: 1"= 50'

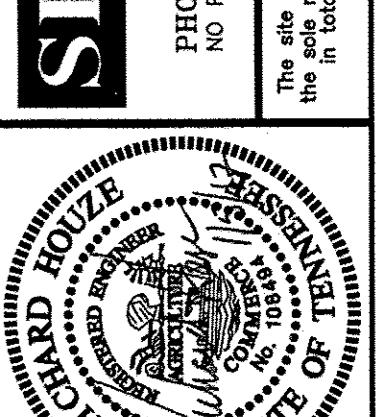
N

50' 0 50' 100'
SCALE: 1"= 50'

10 of 15

Legend:	
EXIST. CONCRETE MONUMENT	BENCHMARK
IRON PIN SET (I.P.S.)	HANDICAP RAMP SYMBOL
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANICAP DESIGNATION
EXIST. SIGN POST	HC SIGN
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST
EXIST. MANHOLE (SEWER and PHONE)	CONCRETE BOLLARD
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK
EXIST. TELEPHONE RISER	EXTRUDED CURB
EXIST. GAS RISER	CURB and GUTTER
ELECTRICAL ENCLOSURE	TRAFFIC ARROW
EXIST. WATER METER	TURN LANE ARROWS
EXIST. UTILITY POLE	REVISION NUMBER
EXIST. FIRE HYDRANT	#1 DRAINAGE STRUCTURE DESIGNATION
POST INDICATOR VALVE	(A) DRAINAGE PIPE DESIGNATION
BLOW OFF VALVE	RIP RAP
REDUCER	RUNOFF FLOW ARROW
REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION
CONCRETE THRUST BLOCK	63.25 PROPOSED SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	(63.25) EXIST. SPOT ELEVATION
FIRE DEPT. CONNECTION	> SEWER/STORM FLOW DIRECTION
FIRE HYDRANT	CATCH BASIN
GATE VALVE and BOX	CURB INLET
WATER METER	AREA DRAIN
GAS METER	HEADWALL
GREASE TRAP	WINGED HEADWALL
EXTERIOR CLEANOUT ECO	CONCRETE SWALE
MANHOLE	TYPE-X- HEADWALL
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	—
EASEMENTS	—
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E E
EXISTING TREELINE	~~~~~
EXISTING FENCELINE	— X — X —
MINIMUM BUILDING SETBACK LINE	— MBSL —
PHASE BOUNDARY	■■■■■
EXISTING GAS LINE	— GAS — GAS —
PROPOSED GAS LINE	— GAS — GAS —
EXISTING STORM	— STM — STM —
PROPOSED STORM	— STM — STM —
EXISTING CONTOUR LINES	— 601 —
PROPOSED CONTOUR LINES	— 601 —
EXISTING SANITARY SEWER	— SS — SS —
PROPOSED SANITARY SEWER	— SS — SS —
EXISTING WATER	— W — W —
PROPOSED WATER	— W — W —

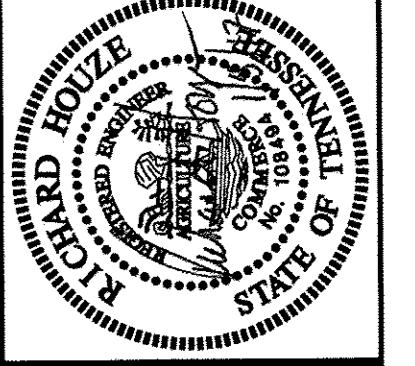
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37132
PHONE: (615) 890-7801 FAX: (615) 895-2567
B-MAIL: REIOUBASC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the engineer/developer to ensure that the construction of the site shown on these construction drawings is in accordance with the engineering design criteria and objectives. It is the responsibility of the engineer/developer to ensure that the site is constructed in accordance with the construction plans.



Clearview Acres
Section 1
Rutherford County, TN

Grading and Drainage and
Intermediate EPSC Plan

SEC. Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TN 37129
PHONE: 615.891.7901 FAX: 615.895.2567
SEC.C. INC.
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC. C. INC.



Clearview Acres Section 1

Rutherford County, TN



Survey Control
Field Survey performed from: 09-6 to 09-27, 2016.
Horizontal and vertical survey control is tied to the Tennessee State Plane coordinate system (NAD83/NAVD88), referenced from Rutherford County Control monument number RCC-020.

BENCHMARK #1:
RR SPIKE IN WOOD POST
N: 504471.39
E: 1840436.03
ELEV: 677.72

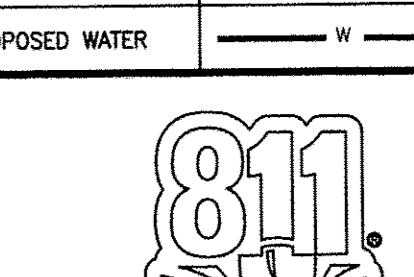
BENCHMARK #2:
IFF SEC
N: 504953.31
E: 184265.95
ELEV: 679.25

COMPASS WAY					
PL Station	Radius Length	Arc Length	Delta Angle	Degree of Curve	Chord Length
5+51.23	195.00'	171.31'	50°20'08.53"	29°22'56.82"	165.86'
11+10.00	195.00'	175.27'	51°29'51.48"	29°22'56.82"	169.43'
17+90.06	175.00'	39.90'	13°03'48.43"	32°44'25.60"	39.81'
21+35.48	225.00'	334.47'	85°10'16.66"	25°27'53.25"	304.51'
26+17.08	175.00'	33.28'	10°53'51.14"	32°44'25.60"	33.23'
29+19.64	175.00'	37.65'	12°19'34.02"	32°44'25.60"	37.58'
40+72.13	225.00'	89.97'	22°54'42.47"	25°27'53.25"	89.38'
43+24.83	225.00'	134.55'	34°15'50.55"	25°27'53.25"	132.56'

DRAINAGE STRUCTURE TABLE					
NAME	T.O.G. ELEV (FT)	DESCRIPTION	JB&S CASTING #		
#1	674.79	ENERGY DISSIPATING HW			
#2	674.38	SINGLE BOX	1-3104		
#3	674.35	SINGLE BOX	1-3104		
#4	674.35	SINGLE BOX	1-3104		
#5	674.38	SINGLE BOX	1-3104		
#6	676.90	ENERGY DISSIPATING HW			
#7	678.86	SINGLE BOX	1-3104		
#8	679.03	SINGLE BOX	1-3104		
#9	670.50	ENERGY DISSIPATING HW			
#10	674.27	SINGLE BOX	1-3104		
#11	675.67	SINGLE BOX	1-3104		
#12	676.98	DOUBLE BOX	2-3104		
#13	677.28	SINGLE BOX	1-3104		
#14	672.10	CONCRETE WINGED HW			
#17	671.90	ENERGY DISSIPATING HW			
#18	671.50	SINGLE BOX	7514		
#19	669.60	ENERGY DISSIPATING HW			
#20	669.25	(BOX (SEE OUTLET DETAIL))	7514		
#21	674.29	ENERGY DISSIPATING HW			
#22	673.75	SINGLE BOX	7514		

DRAINAGE STRUCTURE TABLE								
NAME	STRUC (DN)	STRUC (UP)	INV (DN)	INV (UP)	LENGTH (FT)	SLOPE (%)	TYPE	SIZE (IN)
A	#1	#2	671.25	671.55	100	0.30	RCP III	18
B	#2	#3	671.57	671.67	19	0.50	RCP III	18
C	#3	#4	671.67	671.79	24	0.50	RCP III	15
D	#4	#5	671.79	671.88	19	0.50	RCP III	15
E	#6	#7	673.90	675.86	100	1.96	RCP III	15
F	#7	#8	675.86	676.03	27	0.63	RCP III	15
G	#9	#10	668.00	668.88	207	0.43	RCP III	18
H	#10	#11	671.33	672.67	154	0.87	RCP III	18
I	#11	#12	672.67	673.98	176	0.74	RCP III	18
J	#12	#13	673.98	674.28	28	1.09	RCP III	18
K	#10	#14	668.88	669.10	23	0.93	RCP III	18
M	#17	#18	668.90	669.00	20	0.50	RCP III	24X38
N	#19	#20	666.60	666.80	20	1.00	RCP III	4-24
O	#21	#22	670.17	670.25	20	0.40	RCP III	30

REVISED:
DRAWN:MLG
DATE: 9-22-16
CHECKED:
RH
FILE NAME:
14300projectP1
SCALE:
1"=50'
JOB NO.
14300
SHEET:
50' 0 50' 100'
SCALE: 1"= 50'
11 of 15



Know what's below.
Call before you dig.

N
50' 0 50' 100'
SCALE: 1"= 50'

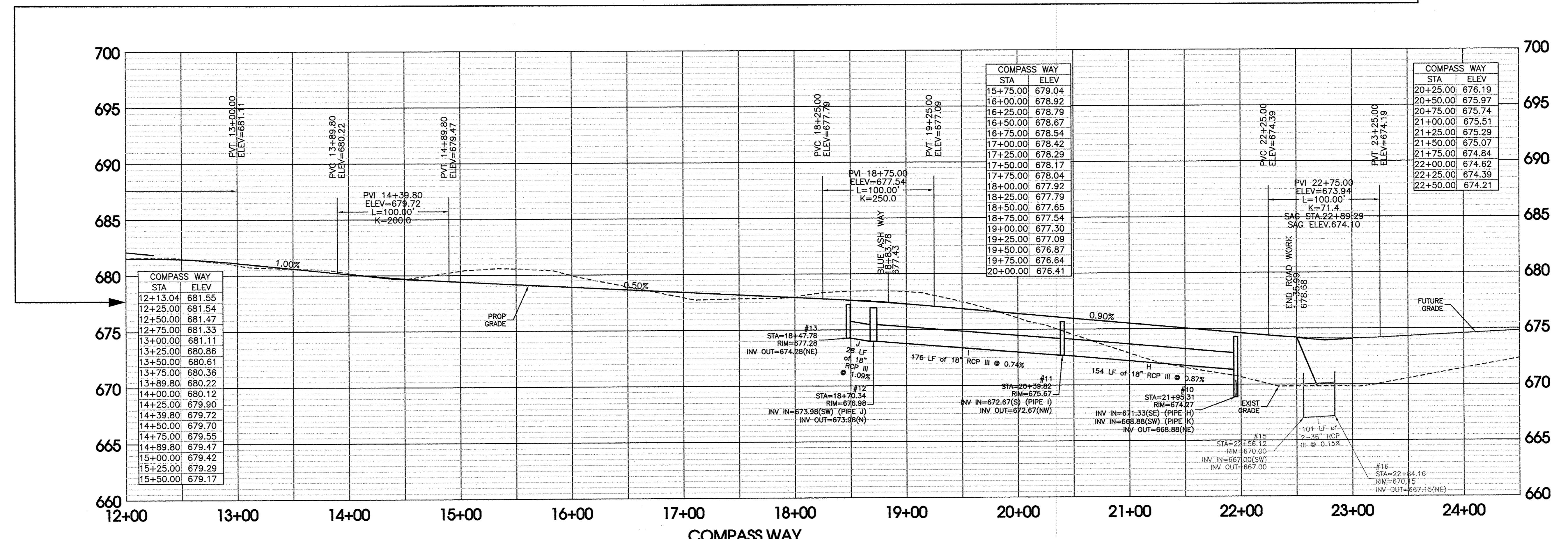
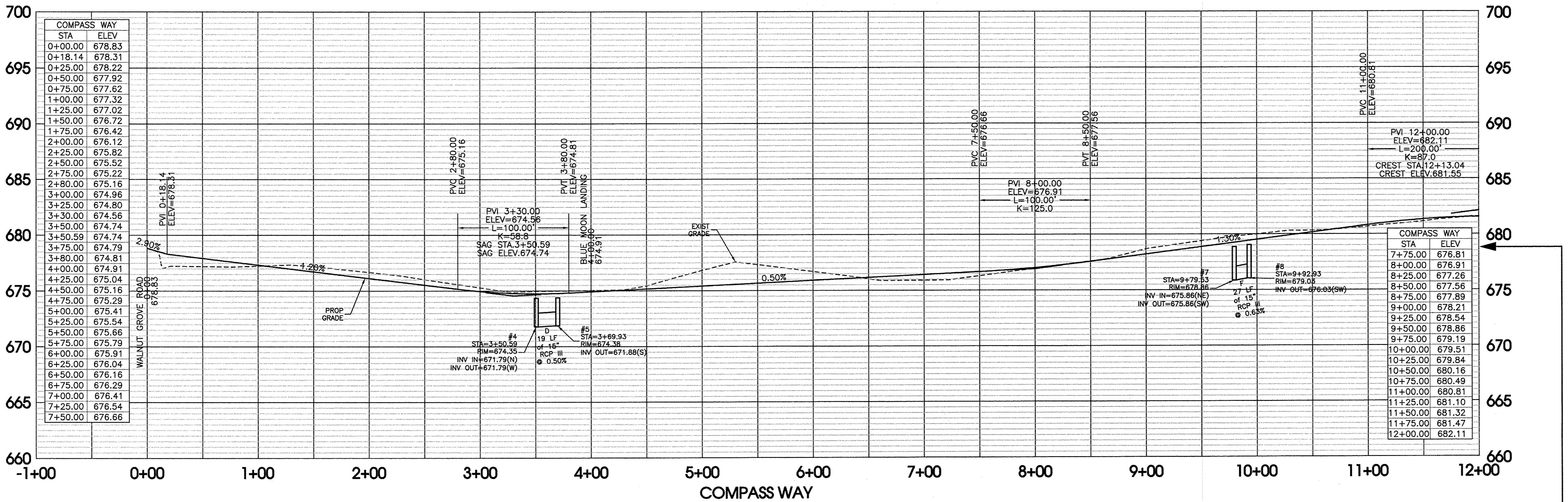
Grading and Drainage and
Intermediate EPSC Plan

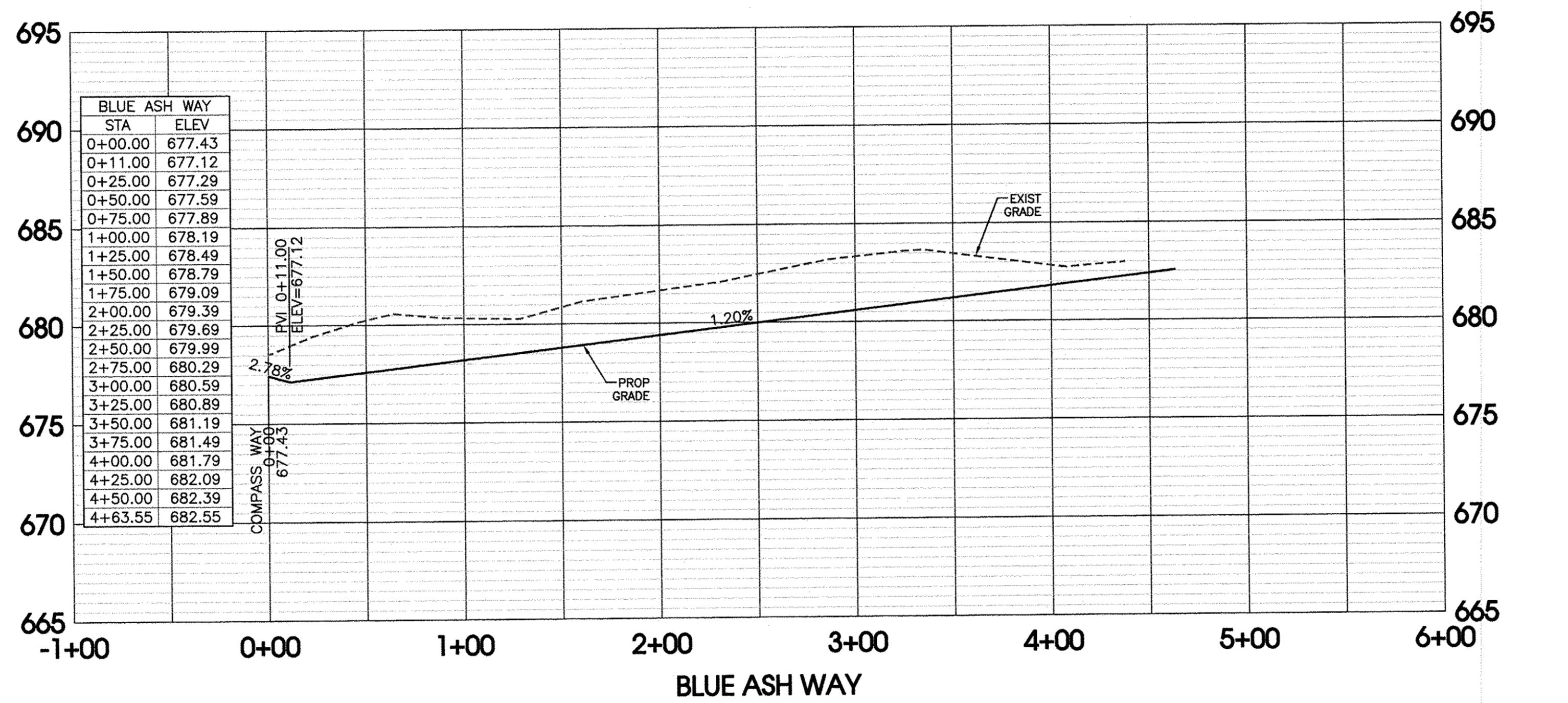
The site as shown on these construction drawings is intended to coincide with the engineering design. It is the responsibility of the engineer to make sure the site is in full accordance with the design as noted, described, and illustrated. The engineer assumes no liability or responsibility in the assurance that the site is constructed in accordance with the construction drawings.

SEC., Inc. SITE ENGINEERING CONSULTANTS
 ENGINEERING SURVEYING - LAND PLANNING
 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
 PHONE: (615) 895-7801 E-MAIL: REOUZBESO-CIVIL.COM FAX: (615) 895-2567
 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
 The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in accordance with the construction plans. It is the responsibility of the engineer in the issuance that the site is constructed in accordance with the construction plans.

Clearview Acres
Section 1
 Rutherford County, TN

REVIEWED:
 DRAWN: MLG
 DATE: 9-22-16
 CHECKED:
 RH
 FILE NAME:
 14300ProjectP1
 SCALE:
 1"=5' VERTICAL
 1"=50' HORIZONTAL
 JOB NO.
 14300
 SHEET:





REVISIONS:
DRAWN: MLG
DATE: 9-22-16
CHECKED:
RH
FILE NAME:
14300ProjectP1
SCALE:
1"-5" VERTICAL
1"-50 HORIZ.
JOB NO.
14300
SHEET:

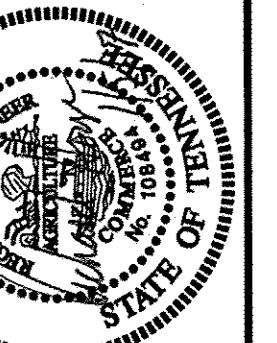
13 of 15

Cleaview Acres
Section 1
Rutherford County, TN

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
860 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
E-MAIL: info@sec-civil.com
SEC CONSULTANT OF S.C. INC.
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
The site as shown on these construction drawings is intended for certain specific engineering design criteria and objectives. It is the responsibility of the engineer to design and illustrate the site in accordance with the design criteria noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the construction of the site as constructed in accordance with the site as constructed in accordance with the site as shown on these construction drawings.



Clearyview Acres Section 1

Rutherford County, TN

Details

14 of 15

